



HEART of WICHITA

Housing & Community Services

City Council Orientation

April, 2009

MISSION

- TO PROVIDE HOUSING AND RELATED SERVICES TO BENEFIT THE CITIZENS AND NEIGHBORHOODS OF WICHITA
- VISION
 - ... to help people make Wichita home ... where the “heart” is!
- VALUES
 - Respectfully helping others achieve safe, affordable housing
 - Empowering people and improving neighborhoods
 - Making a difference – right where people live
 - Investing in people with their housing needs

HOW COUNCIL GOALS ARE ADDRESSED

- **Safe and Secure Community**
 - Maintain high property standards on 578 units of Public Housing



HOW COUNCIL GOALS ARE ADDRESSED

- **Economic Vitality and Affordable Living**
 - Provide Public Housing (578)
 - Provide Section 8 Vouchers (2,600)
 - Fund housing construction and rehabilitation
 - Assist first time homebuyers with loans for downpayment and closing costs



HOW COUNCIL GOALS ARE ADDRESSED

- **Core Area and Neighborhood**
 - Assist the StopBlight Team by providing funding for home repair and infrastructure improvements

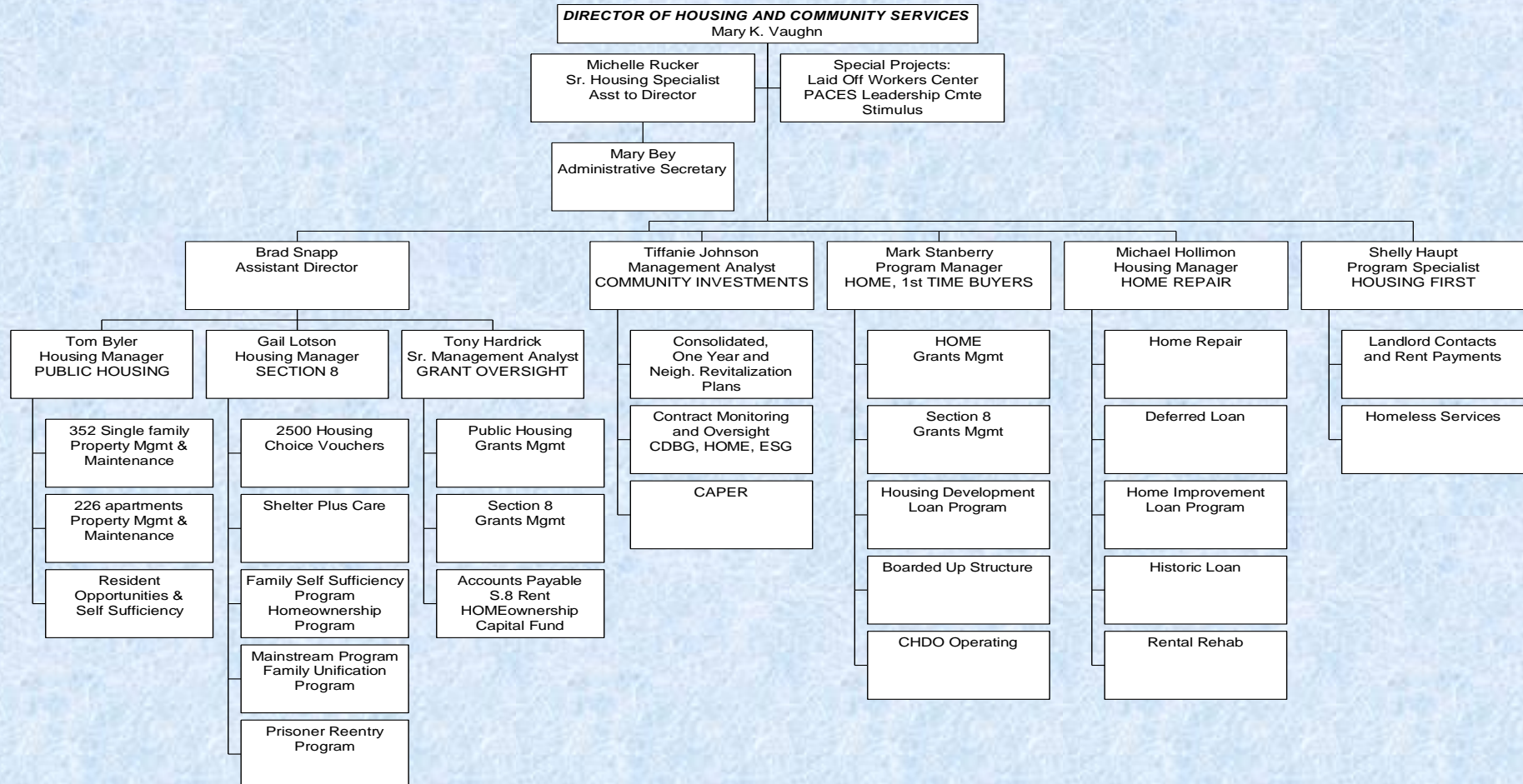


HOW COUNCIL GOALS ARE ADDRESSED

- **Quality of Life**
 - Provide funding for Dangerous Building Demolition, Neighborhood Assistants, domestic violence shelters, summer youth employment, youth enrichment and homeless service agencies



ORGANIZATION CHART



NUMBER OF EMPLOYEES: 76

- Administration 4
- Community Investments 4
- HOME Investment Partnership Program 3
- Neighborhood Improvement Services 6
(NIS)
- Public Housing 32
- Section 8 27

Note: 76 positions are authorized but 7 are being kept open due to budget constraints.

ANNUAL BUDGET (08-09): \$25.9M

- Section 8: \$14,961,575
- Public Housing: \$ 6,418,213
- CDBG: \$ 2,813,499
- HOME/ADDI \$ 1,584,163
- ESG: \$ 125,779
- General Fund: \$ 26,319

All but General Fund are Federal sources. This does not include County or City General funds for the Housing First program.

LOCATIONS

- Administrative Office:
332 N. Riverview
- Section 8 Program
vouchers (2,600) in
various locations
- Public Housing single
family units (352) in
various locations



LOCATIONS

- Public Housing Complexes (226 apartment units)
 - Greenway Manor, 315 N. Riverview
 - McLean Manor, 2627 W. 9th
 - Bernice Hutcherson Apartments, 2018 N. Wellington Place
 - Rosa Gragg Apartments, 520 W. 25th St. N



PROGRAMS AND SERVICES

- Public Housing
 - Landlord for 578 units; tenant screening, rent collection, property maintenance
- Section 8
 - Administer 2,600 rent subsidy vouchers
 - Determine applicant eligibility, property inspections, landlord rent subsidy payments (\$900K/month)
- NIS
 - Provide funds for minor and major home repair
 - Determine applicant and structure eligibility, inspect during repair process, process payments to contractors

PROGRAMS AND SERVICES (cont'd)

- HOME
 - Fund non-profit and for-profit housing developers to create affordable housing
 - Provide loans for downpayment and closing costs for low income homebuyers
- Community Investments
 - Prepare HUD-required Annual Action Plan for City's CDBG, HOME and ESG allocations
 - Monitor CDBG, HOME and ESG expenditures
 - Prepare HUD-required annual Consolidated Annual Performance and Evaluation Report (CAPER)
 - Currently finalizing the 2009-13 Five-Year Consolidated Plan

❖ **Note: Most CDBG and HOME programs are limited to specific service areas**

KEY PERFORMANCE MEASURES-'09

- ✓ Apply department resources to eliminate blight in neighborhoods (boarded up buildings, neighborhood clean-ups, home repair)
- ✓ Maintain high performer status on HUD's evaluation of the Section 8 program
- ✓ Maintain high performer status on HUD's evaluation of the Public Housing program
- ✓ Maintain rating of at least 90% on citizen satisfaction surveys
- ✓ Assist a minimum of 90 property owners with repairs to eliminate blight or unhealthy/unsafe living conditions

KEY ACCOMPLISHMENTS '08

- ★ HOME program continued to rank #1 in the State
 - Assisted 37 homebuyers
 - Helped fund 24 units of affordable housing
- ★ Section 8 Housing Choice Voucher Homeownership program designated #1 in the region
- ★ Section 8 and Public Housing programs designated by HUD as "High Performers"
- ★ Averaged a 92% satisfaction rate on citizen surveys
- ★ Assisted over 200 households with home repair
 - 67 paint grants/9 paint labor grants
 - 129 home repair

New Initiative: Stimulus Programs

- The American Recovery and Reinvestment Act of 2009 (ARRA), also known as the Stimulus Package, included the following program funds which the Housing & Community Services Department will administer:
- Public Housing Capital Improvement Funds: \$1,265,098
- Homeless Prevention and Rapid Re-Housing Funds: \$1,168,490
- Community Development Block Grant Funds: \$764,126

Key Challenge: Programs must be set up quickly, and funds committed or spent within 2 or 3 year period. HUD regulations have not yet been provided for all programs!

FUTURE CHALLENGES

- Lack of dedicated (non-federal) funding for affordable housing initiatives
 - Waiting lists for Public Housing and Section 8 reflect the lack of affordable housing resources
- CDBG and HOME funding reductions
 - Expansion of Neighborhood Revitalization Area increases the eligibility pool for services
 - Reductions have a major impact on funds available for home repair program and for homebuyer programs
- Section 8 Program funding reduction from HUD
 - Impacts ability to fully staff the program in order to meet program obligations

QUESTIONS